



INVESTMENT HIGHLIGHTS:

- Two Standalone Buildings with a total of 121 parking spaces on-site. Both could be sold together or separately.
- Lot 1(1966) is income-producing, with 3 National Retail stores, Dunkin Donuts, T-Mobile, Healthy Meals Direct & 1 Nail Saloon Spa, offering \$2,950,000
- Lot 2(1968 Veterans Memorial Highway) is an Absolute Triple Net Leased with Walgreens, sub-leased to Dollar Tree. offering \$5.950,000
- Lot 2 Property has 70,567 Sqft,/1.62 Acre. It has a substantial development opportunity. The commercial Zoning of this property allows multiple uses. Developers are invited.
- This Corner Lot is located directly at the Veterans Memorial Highway, over 500 and 200 Feet on Suffolk Ave.
- Strong Demographic- Average household income: \$131,602.
- Average Daily Traffic: 25,000 -75,000

EXECUTIVE SUMMARY:

This is an exceptionally rare opportunity to own an income-producing two lots with Absolute Triple Net property with Walgreens subleased to Dollar Tree and an adjacent significant national four retail stores investment property in the heart of Islandia, Long Island, NY.

These two Retail buildings have extreme visibility, abundant frontage on Veterans Memorial Highway, and sit on the most heavily traveled artery to Islandia Village. The lot with Dollar Tree sub-leased by Walgreens, which is 70,367 SQFT/ 1.62 Acre, can be purchased for \$5,950,000, and the adjacent four retail store properties are offered at \$2,950,000. This vast commercial lot has a substantial development opportunity and multiple uses. Developers are invited.

Strong Demographics:

Average household income: \$131,602

White collar: 72.6%, Blue collar: 27.4%

Family Households: 81.3%, Owner-occupied Units: 96.8%

Average Daily Traffic: 25,000 to 75,000

Reach out to an agent at 917-892-6187, homeforlife1@aol.com, for more information.

PROPERTY FACTS:

Property Address: 1968 Veterans Memorial Highway, Islandia, NY 11749. County Suffolk.

Sec- Block- Lot: 17-01-16.2

Property Type: Retail

Sale Type: Investment, absolute NNN

Building Size: 13,286 Sqft.

Building Class: C

Price: \$5,950,000

Price Per SF: \$447

Cap Rate: 7.14%

NOI: \$425,008

Percent Leased: 100%

Tenancy: single

Building Height- 1 Story

Building FAR: 0,18

Lot Area: 70,567 SQF.

Land Acres-:1.62 AC

Parking Space: 84